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TIGARD CITY COUNCIL  
MEETING

JUNE 17, 2003 6:30 p.m.

TIGARD CITY HALL  
13125 SW HALL BLVD  
TIGARD, OR 97223



PUBLIC NOTICE:

Assistive Listening Devices are available for persons with impaired hearing and should be scheduled for Council meetings by noon on the Monday prior to the Council meeting. Please call 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

Upon request, the City will also endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead-time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting date by calling: 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

SEE ATTACHED AGENDA

A G E N D A  
TIGARD CITY COUNCIL WORKSHOP MEETING  
JUNE 17, 2003

6:30 PM

1. WORKSHOP MEETING
  - 1.1 Call to Order - City Council
  - 1.2 Roll Call
  - 1.3 Pledge of Allegiance
  - 1.4 Council Communications & Liaison Reports
  - 1.5 Call to Council and Staff for Non Agenda Items
2. REPORT ON RESIDENTIAL DEVELOPMENT TRENDS IN THE CITY AND URBAN SERVICES AREA
  - a. Staff Report: Community Development Staff
  - b. Council Discussion
3. DISCUSSION ON THE TIGARD FESTIVAL OF BALLOONS
  - a. Council Discussion
4. DISCUSSION OF UPDATING CERTAIN FEES IN THE MASTER FEES AND CHARGES SCHEDULE
  - a. Staff Report: Finance Staff
  - b. Council Discussion
5. COUNCIL LIAISON REPORTS
6. NON-AGENDA ITEMS
7. EXECUTIVE SESSION: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(3), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.
8. ADJOURNMENT

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AGENDA ITEM # \_\_\_\_\_  
FOR AGENDA OF June 17, 2003

CITY OF TIGARD, OREGON  
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Residential Development Trends

PREPARED BY: Jim Hendryx DEPT HEAD OK \_\_\_\_\_ CITY MGR OK \_\_\_\_\_

ISSUE BEFORE THE COUNCIL

Hear a report on current residential development trends in the City of Tigard and Urban Services Area.

STAFF RECOMMENDATION

N/A – informational item only.

INFORMATION SUMMARY

Typical development occurring today is different from that of 10 years ago. Large lot development is no longer the norm in the community. Staff will provide an overview of current residential development trends in the City of Tigard and Urban Services Area.

OTHER ALTERNATIVES CONSIDERED

N/A

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

N/A

ATTACHMENT LIST

Attachment 1: June 3, 2003 memo to Council on development trends  
Attachment 2: Urban Services Area Map

FISCAL NOTES

N/A



## MEMORANDUM

### CITY OF TIGARD

TO: Mayor and City Council Members

FROM: Jim Hendryx

DATE: June 3, 2003

SUBJECT: Development Trends

As you may recall, Community Development provided a department overview in October 2002. During that presentation, the functional responsibilities for the dept were identified, along with staff and their responsibilities. A key component of the presentation was building and planning activity. Over the last year, approximately 400 building permits were issued for residential dwellings, with about half being built in Tigard and the rest occurring in the Urban Services Area. The following charts include information on residential building activity and valuation within Tigard and the Urban Services Area for the last three years.

#### TIGARD

Residential	# of Permits			Total Valuation		
	FY 00-01	FY 01-02	FY 02-03	FY 00-01	FY 01-02	FY 02-03
July	26	22	25	\$4,504,314	\$4,177,847	\$4,492,905
August	45	29	26	\$7,477,807	\$6,849,537	\$5,734,552
September	31	10	18	\$5,489,176	\$3,028,904	\$5,028,598
October	24	30	30	\$4,143,099	\$6,051,226	\$8,234,910
November	12	6	14	\$2,873,045	\$1,944,383	\$1,537,602
December	21	11	16	\$4,301,428	\$2,949,806	\$3,619,658
January	21	9	20	\$4,305,712	\$2,415,041	\$5,107,000
February	24	19	24	\$4,569,731	\$5,621,339	\$5,737,850
March	25	14	25	\$5,105,870	\$3,574,773	\$6,147,455
April	48	16	28	\$8,392,666	\$3,610,274	\$7,044,177
May	22	22		\$3,878,895	\$5,589,795	
June	7	12		\$1,967,251	\$2,493,694	
<b>Totals</b>	<b>306</b>	<b>200</b>	<b>226</b>	<b>\$57,008,994</b>	<b>\$48,306,619</b>	<b>\$39,385,926</b>

**URBAN SERVICES AREA**

<b>Residential</b>	<b># of Permits</b>			<b>Total Valuation</b>		
	<b>FY 00-01</b>	<b>FY 01-02</b>	<b>FY 02-03</b>	<b>FY 00-01</b>	<b>FY 01-02</b>	<b>FY 02-03</b>
July	7	39	5	\$1,309,795	\$7,603,445	\$1,553,665
August	7	26	15	\$1,071,613	\$4,752,606	\$3,823,097
September	43	12	7	\$6,150,432	\$3,244,784	\$1,978,841
October	30	11	4	\$5,423,715	\$2,855,661	\$1,611,197
November	9	11	3	\$2,176,376	\$3,098,689	\$778,800
December	10	8	9	\$2,077,253	\$1,924,537	\$2,678,214
January	18	8	4	\$4,436,800	\$1,799,254	\$1,180,364
February	14	12	6	\$3,423,528	\$3,084,107	\$1,647,729
March	16	7	16	\$3,959,764	\$1,841,276	\$3,765,769
April	25	22	9	\$6,678,250	\$4,611,605	\$2,742,868
May	47	18		\$9,146,733	\$3,822,646	
June	24	10		\$5,172,295	\$2,554,409	
<b>Totals</b>	<b>250</b>	<b>184</b>	<b>69</b>	<b>\$51,026,554</b>	<b>\$41,193,019</b>	<b>\$21,760,544</b>

As can be expected, residential construction is heaviest in the spring and summer and slows in the fall and winter, reflecting our weather conditions. In 2000-01, average valuations per home were slightly higher in the Urban Services Area as compared to Tigard. This trend reversed in 2001-02 with higher average home valuations within Tigard.

How do current building activities relate to long term trends? Chart 1 illustrates the City's yearly construction levels since 1979. This information is formatted slightly different from the two tables above and reflects residential, multi-family, and commercial activity on a calendar vs. fiscal year. Information is not included for development activity for the Urban Services Area since Tigard only started providing building and planning services in 1997.

Over the last 20 years, on average, Tigard issued 270 single family residential and 150 multi-family permits per year. Obviously, there is significant variation from year to year when viewing these numbers. The mid 80's were huge years for construction activity, while the last few years have seen few multi-family projects constructed. Single family construction levels do not fluctuate to the degree of multi-family development. Multi-family development activity is highly dependent to localized vacancy rates.

What are the types of residential developments in Tigard and the Urban Services Area? To answer this question, it is important to understand where development is occurring, what vacant lands are available, and how land use regulations affect development. The following table indicates the various residential zoning classifications, minimum lot sizes, and vacant acres within the City.

<b>Zone</b>	<b>Minimum lot size</b>	<b>Total Vacate acres</b>	<b>Tigard Vacant Acres</b>
R-1	30,000 sq. ft. minimum lot size	.4	.4
R-2	20,000 sq. ft. minimum lot size	1.9	1.9
R-3.5	10,000 sq. ft. minimum lot size	22.8	22.8

R-4.5	7,000 sq. ft. minimum lot size	273	261
R-7	5,000 sq. ft. minimum lot size	450.5	104
R-12	3,050 sq. ft. minimum lot size	77.9	60.2
R-25	1,480 sq. ft. minimum lot size	47.6	44.5
R-40	40 units per acre	0	0

The most capacity for residential development is available in the R-4.5, R-7, and R-12 zones, the majority of which are partially developed (one home/large lot), resulting in infill projects.

The community is building out. Tigard has approximately 675 acres of vacant or under built residential lands. This number reflects vacant parcels and parcels that are partially developed (with ¼ acre or greater that may be available for development). The total acreage provides only a very general indication of building potential, as it includes parcels that may have additional constraints, are too small for the indicated zoning, or are fragmented.

The Urban Services Area includes approximately 350 acres of developable residential land. These figures primarily include small parcels intermixed in developed neighborhoods, typically referred to as infill lots. Large vacant tracts of land have become a rarity and infill is the norm.

Land prices are approaching \$225,000 - \$300,000 per acre for undeveloped land. Current land use standards require development to occur at a minimum of 80% of allowed zoning density. For instance, in the R-7 zone, development must occur at 5 units per net acre to meet the minimum density requirement. These factors significantly impact resulting development. At the present time, the City has 10 minor lot partitions and 7 subdivisions (totaling 257 lots) under review. Common issues that come up during review include compatibility, traffic, parking, and retention of trees.

As you drive through the community, you see detached single family development on smaller lots, typically not much in excess of the allowable lot size for the particular zoning district, e.g., 5,000 square feet in the R-7 zone. Also, attached single family (row houses) dwellings are common, providing an attractive and affordable housing alternative to the detached single family dwelling.

Typical development occurring today is different from that of 10 years ago. Large lot development is no longer the norm in the community. Small lot development can be seen throughout the community as developers are making efficient use of the remaining vacant lands.

Chart 1

Year	Single-Family (new units) incl. attached	Multi-Family (# of new units)	Total Units	Total Value of Residential Construction and Alterations (in \$000)	Total Value of Commercial Construction and Alterations (in \$000)	Total Value of All Construction and Alterations (in \$000)
1979	241	292	533	17,347	17,534	34,881
1980	229	71	298	17,230	11,62	28,854
1981	184	5	189	11,391	6,439	17,830
1982	117	0	117	13,344	6,117	19,461
1983	231	10	241	17,937	3,194	20,591
1984	175	34	209	15,889	3,053	18,942
1985	283	338	621	28,473	6,818	35,291
1986	415	126	541	32,863	11,804	44,667
1987	372	286	658	36,533	20,601	57,134
1988	297	229	526	30,333	24,364	54,697
1989	289	386	675	34,885	24,887	59,772
1990	303	287	317	40,013	18,133	58,146
1991	176	0	176	20,942	27,951	48,893
1992	298	0	298	32,130	20,375	52,505
1993	451	298	749	65,906	58,064	123,970
1994	344	108	452	54,042	38,022	92,064
1995	338	154	492	60,414	32,095	92,509
1996	409	479	888	94,223	41,763	135,986
1997	233	150	383	58,304	34,127	92,431
1998	169	8	177	31,728	39,267	70,995
1999	149	144	293	64,893	31,557	96,450
2000	252	0	252	87,697	61,195	148,892
2001	258	26	284	94,619	45,860	140,479
2002	221	0	221	59,131	15,585	74,716
2003	44	0	44	11,746	2,110	13,856
(2/03)						

Source: 1999 Tigard Database; Building Department Annual Reports and Monthly Totals

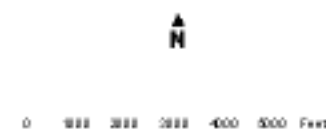
(2003 Tigard Almanac)

# Tigard Urban Service Area

Attachment 2

## Cities

-  Tigard
-  Portland
-  Beaverton
-  Tualatin
-  Durham
-  Lake Oswego
-  King City
-  Hillsboro



T = 3884 feet



Information on this map is for general location only and should be verified with the Development Services Division  
 13125 SW Hall Blvd  
 Tigard, OR 97223  
 (503) 838-4171  
<http://www.tigardor.gov>



Agenda Item No.: 3  
Meeting of: June 17, 2003

## Discussion on the Tigard Festival of Balloons

Councilor Moore will be updating the City Council on planning efforts for the 2004 Balloon Festival.

There are no packet materials for this item.

For more information, contact the City Recorder's Office at  
503-639-4171

AGENDA ITEM # \_\_\_\_\_  
FOR AGENDA OF June 17, 2003

CITY OF TIGARD, OREGON  
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Master Fees and Charges Schedule and the Updating of Certain Fees.

PREPARED BY: Michelle Wareing DEPT HEAD OK \_\_\_\_\_ CITY MGR OK \_\_\_\_\_

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ISSUE BEFORE THE COUNCIL

City Council to consider staff recommendations to update the Master Fees and Charges Schedule and amend certain fees.

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STAFF RECOMMENDATION

Staff recommends Council review and discuss Master Fees and Charges Schedule with updates as presented.

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INFORMATION SUMMARY

Tigard Municipal Code (TMC) 3.32.050 requires that the City Council review fees and charges annually. On January 22, 2002, the City Council adopted the Master Fees and Charges Schedule, which contains all citywide fees and charges, to streamline the review process and minimize the number of resolutions and ordinances relating to fees and charges.

Staff has reviewed the Schedule and proposed changes to specific fees and charges. There are various reasons for the proposed changes. Several of the fees are either adjusted annually by previously approved formula or set by other agencies. Other fees are no longer adequately recovering the City's cost to provide services. Finally, some fees are related to services and/or permits that the City no longer provides or are redundant within the Schedule. Below is a summary of proposed fee changes.

- Citywide Audiotape Fee and Fax Fee – based on State Archives fee and actual City costs.
- Amplified Sound Event Permit – no longer provided due to noise ordinance update.
- Commercial Mechanical Fees – not recovering costs.
- Sanitary Sewer Connection Fee and Service Fees – set by Clean Water Services.
- Public Facility Improvement Permit Fee – combines Compliance Agreement Permit (CAP) and Street Opening Permit (SOP) into one permit type and fee; no change in fee amounts.
- Room Reservation Fees – not recovering costs.
- Court Fees and Costs – set by Municipal Court Judge; updated on April 10, 2003 by Order 03-19.
- City Records Photocopy Fee – redundant; already listed in Citywide Fees Section.
- City Records Audiotape Fee – redundant; already listed in Citywide Fees Section.
- City Records Fax Fee – redundant; already listed in Citywide Fees Section.
- City Records Research/Labor Fee – redundant; already listed in Citywide Fees Section
- Lost Library and Overdue Items Fees – set by Washington County Cooperative Library System.

- False Alarm Charge – not recovering costs.
- Police Photograph Copy Fee – not recovering costs due to change in process.
- City of Durham Contract – not a fee or charge; should not be listed.
- Park Reservation Fees – not recovering costs.
- Park System Development Charges (SDCs) - adjusted annually in January based on a formula previously approved by Council.
- Traffic Impact Fee Trip Rates – set by Washington County.

Planning fees are not included in this update as they are to be adjusted annually based on the June Engineering News Record (ENR) Index for the City of Seattle (the Seattle ENR is the closest index for the Portland Metropolitan Area). This index will not be available until July, so Planning fees will be updated by amending the Master Fee Resolution next month.

Staff will review all proposed fee changes with Council to obtain feedback and direction. This review will include the second draft of the proposed Park Reservation fee changes first reviewed by Council on May 27. Staff will incorporate any changes directed by Council into the final version of the Master Fee Resolution and will present that resolution to Council for approval at the June 24, 2003 Council meeting.

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#### OTHER ALTERNATIVES CONSIDERED

Do not update fees and charges as recommended or update at different amounts.

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#### VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

None

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#### ATTACHMENT LIST

Master Fees and Charges Schedule Draft  
 Park Reservation Fees Memo  
 Mechanical Fees Memo

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#### FISCAL NOTES

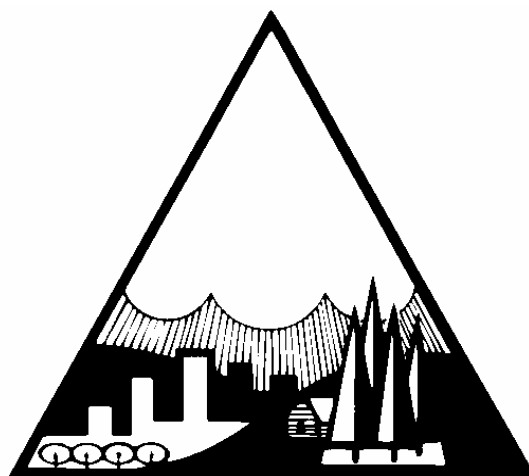
There are no additional costs attached to these changes. These increases in fees and charges are not reflected in the FY 2003-04 Adopted Budget.

Actual revenues received, for some of the fees listed above, so far in FY 02/03 as of April 30, 2003 are as follows:

Commercial Mechanical Fees - \$62,257  
 Sanitary Sewer Connection - \$150,100  
 Sanitary Sewer Service - \$1,270,077  
 Room Reservation - \$7,517  
 Library Fines - \$48,654  
 Park Reservation - \$13,992  
 Park SDCs - \$303,227  
 Traffic Impact Fees for Tigard & Urban Services Area - \$1,209,009

# **CITY OF TIGARD**

## **FEES AND CHARGES SCHEDULE**



**JUNE 2003**

Resolution No. 03-\_\_\_\_

# TABLE OF CONTENTS

<b>CITYWIDE .....</b>	<b>1</b>
Audiotapes .....	1
Computer disk or Compact disk .....	1
Faxes .....	1
Photocopies .....	1
Research Fee .....	1
<b>CITY ADMINISTRATION .....</b>	<b>2</b>
Amplified Sound Event Permit .....	2
Claims Application Fee .....	2
Complete Code (Titles 1-18) .....	2
Public Assembly .....	2
Tigard Municipal Code (Titles 1-17) .....	2
<b>COMMUNITY DEVELOPMENT .....</b>	<b>3</b>
Building – Tigard & Urban Services .....	
Building Permit Fees .....	3
Building Plan Review Fee .....	3
Deferred Submittals .....	4
Electrical Fees .....	4
Erosion Control Permit Fee .....	5
Erosion Control Plan Check Fee .....	5
Fee in Lieu of Sewer .....	5
Fire Life Safety Plan Review .....	5
Manufactured Dwellings .....	5
Mechanical Fees .....	6
Mechanical Permit Fees .....	7
Phase Permitting .....	8
Plumbing Fees .....	8
Residential Fire Suppression .....	10
Restricted Energy .....	10
Sanitary Sewer Connection Fee .....	11
Sanitary Sewer Inspection Fee .....	11

Tree Replacement Fee .....	11
Water Quality Facility Fee.....	11
Water Quantity Facility Fee.....	11
Miscellaneous Fees .....	11
Planning – Tigard	
Accessory Residential Units.....	13
Annexation .....	13
Appeal .....	13
Approval Extension .....	13
Blasting Permit .....	13
Conditional Use (CUP) .....	13
Design Evaluation Team (DET) Recommendation (deposit).....	13
Development Code Provision Review .....	13
Expedited Review .....	13
Hearing Postponement .....	13
Historic Overlay/Review District (HD) .....	14
Home Occupation Permit (HOP).....	14
Interpretation of the Community Development Code.....	14
Joint Application Planning Fee .....	14
Land Partition (MLP) .....	14
Lot Line Adjustment (MIS) .....	14
Minor Modification to Approved Plan .....	14
Non-Conforming Use Confirmation.....	14
Planned Development (PD) .....	14
Pre-Application Conference .....	14
Sensitive Lands Review (SLR) .....	15
Sign Permit.....	15
Site Development Review (SDR).....	15
Subdivision (SUB).....	15
Temporary Use (TUP) .....	15
Tree Removal .....	15
Vacation .....	15
Variance/Adjustment .....	15
Zoning Map/Text Amendment (CPA/ZOA/ZON) .....	16
Zoning Analysis (Detailed).....	16
Zoning Inquiry Letter (Simple).....	16
Miscellaneous Fees & Charges .....	17

<b>ENGINEERING .....</b>	<b>19</b>
Engineering Fees – Tigard .....	
Addressing Assignment Fee .....	19
Compliance Agreement Permit (CAP) Fee .....	19
Engineering Public Improvement Design Standards .....	19
Fee in Lieu of Undergrounding .....	19
Local Improvement District Assessments.....	19
Reimbursement District Application Fee .....	19
Reimbursement District Fee .....	19
Street Opening Permit .....	20
Streetlight Energy & Maintenance Fee.....	20
Traffic/Pedestrian Signs .....	20
Traffic Control Devices .....	20
Engineering Fees – Urban Services .....	
Addressing Assignment Fee .....	21
Compliance Agreement Permit (CAP) Fee .....	21
Street Opening Permit .....	22
<b>FINANCE.....</b>	<b>23</b>
Assessment Assumption.....	23
Budget Document .....	23
Business Tax .....	23
Comprehensive Annual Financial Report .....	23
Franchise Fee .....	24
Lien Search Fee.....	24
Meeting Room Reservation Fees & Deposit .....	24
Municipal Court Fees .....	26
Records Fees .....	27
Returned Check Fee .....	27
Solid Waste Compactor Permit.....	27
<b>LIBRARY .....</b>	<b>28</b>
Disk (Blank) .....	28
Lost Items .....	28
Overdue Items (Non-video) .....	28
Overdue Items (Video) .....	28
Public Copier Charges .....	28

<b>POLICE .....</b>	<b>29</b>
Alarm Permits .....	29
Bicycle License .....	29
Liquor License.....	29
Police Services Fees .....	29
Property Forfeiture for Criminal Activity.....	29
Second Hand Dealers and Transient Merchant License .....	29
Vehicle Release Fee.....	29
<b>PUBLIC WORKS.....</b>	<b>30</b>
City of Durham Contracting .....	30
Encroachment Permit .....	30
Park Reservation Fee .....	30
<b>PUBLIC WORKS - WATER .....</b>	<b>31</b>
Booster Pump Charge .....	31
Customer Charge .....	31
Fire Hydrant and Meter Usage – Illegal Usage.....	31
Fire Hydrant Usage – Temporary .....	31
Fire Rates (Sprinklers).....	31
Fire Service Connection.....	31
Meter Disconnection.....	31
Meter Installation Fees .....	31
Meter Out-of-Order Test.....	32
Sanitary Sewer Service.....	32
Storm and Surface Water.....	32
Water Disconnection Charge for Non-payment .....	32
Water Line Construction – New Development .....	32
Water Usage Charges .....	32
<b>SYSTEM DEVELOPMENT CHARGE .....</b>	<b>34</b>
Park SDC.....	34
Traffic Impact Fee.....	37
Water SDC.....	38
<b>APPENDIX.....</b>	<b>39</b>
Methodology to Calculate Park SDC.....	40
Methodology to Calculate Traffic Impact Fee .....	42
Methodology to Calculate Water SDC.....	44



**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>CITYWIDE</b>			
	<i>Audiotapes</i>	<del>\$7.00</del> <b>\$6.00</b>	<del>2/7/2002</del> <b>7/1/2003</b>
	<i>Computer disk or Compact disk</i>	\$5.00	2/7/2002
	<i>Faxes</i>	5.00 for first page and 1.00 —per page thereafter	2001
		<b>Long distance charges when applicable</b>	<b>7/1/2003</b>
	<i>Photocopies up to 11 x 17</i>	\$0.25/page	2/7/2002
	<i>Research Fee</i>	Staff cost plus materials	2/7/2002

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>CITY ADMINISTRATION</b>			
	<del>Amplified Sound Event Permit</del>	<del>\$0.00</del>	<del>5/11/1981</del>
	Claims Application Fee	\$1,000.00/deposit*	11/28/2000
	*Application fee shall be actual cost incurred by the City to process application. Any funds remaining from the deposit after the application has been processed will be refunded to the applicant, and applicant shall be responsible for any additional costs incurred.		
	Complete Code (Titles 1 - 18)	\$75.00	2/7/2002
	Public Assembly		8/25/1970
	Application Fee		
	Persons Reasonably Anticipated		
	1,000 to 2,499	\$100.00	
	2,500 to 4,999	\$150.00	
	5,000 to 9,999	\$500.00	
	10,000 to 49,999	\$1,000.00	
	50,000 and over	\$1,500.00	
	Tigard Municipal Code (Titles 1 - 17)	\$50.00	2/7/2002

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>COMMUNITY DEVELOPMENT - BUILDING - Tigard &amp; Urban Services Area</b>			
	<i>Building Permit Fees</i>		9/26/2000
	(Commercial, Multi-family and Single-family)		5/13/1997
	<u>Total Valuation:</u>		
	\$1 - \$2,000	Minimum \$62.50	
	\$2,001 - \$25,000	\$62.50 for the first \$2,000 and \$9.60 for each additional \$1,000 or fraction thereof, to and including \$25,000.	
	\$25,001 - \$50,000	\$283.30 for the first \$25,000 and \$7.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.	
	\$50,001 - \$100,000	\$470.80 for the first \$50,000 and \$5.47 for each additional \$1,000 or fraction thereof, to and including \$100,000.	
	\$100,001 - \$250,000	\$744.30 for the first \$100,000 and \$3.90 for each additional \$1,000 or fraction thereof, to and including \$250,000.	
	\$250,001 - \$600,000	\$1,329.30 for the first \$250,000 and \$3.85 for each additional \$1,000 or fraction thereof, to and including \$600,000.	
	\$600,001 - \$1,200,000	\$2,676.80 for the first \$600,000 and \$3.51 for each additional \$1,000 or fraction thereof, to and including \$1,200,000.	
	\$1,200,001 - \$2,000,000	\$4,782.80 for the first \$1,200,000 and \$2.73 for each additional \$1,000 or fraction thereof, to and including \$2,000,000.	
	\$2,000,001 and up	\$6,966.80 for the first \$2,000,000 and \$2.72 for each additional \$1,000 or fraction thereof	
	<i>Building Plan Review Fee</i>	65% of base building permit fee	9/26/2000 05/13/1997*
		*Urban Services Area to have same fees as Tigard	
	<i>Deferred Submittals</i>	Minimum Fee \$200.00	9/24/2002
	Plan Review	65% of building permit fee based	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
		on valuation of the particular portion or portions of the project.	
	<i>Electrical Fees</i>		6/27/2000
	New residential, single or multi-family per dwelling unit; service included:		
	1000 square feet or less	\$145.15	
	Each additional 500 square feet or portion thereof	\$33.40	
	Limited energy	\$75.00	
	Each manufactured home or modular dwelling service or feeder	\$90.90	
	Services or feeders; installation, alterations or relocation:		
	200 amps or less	\$80.30	
	201 amps to 400 amps	\$106.85	
	401 amps to 600 amps	\$160.60	
	601 amps to 1000 amps	\$240.60	
	Over 1000 amps or volts	\$454.65	
	Reconnect only	\$66.85	
	Temporary services or feeders; installation, alteration or relocation:		
	200 amps or less	\$66.85	
	201 amps to 400 amps	\$100.30	
	401 amps to 600 amps	\$133.75	
	Over 600 amps to 100 volts (see 2 above)		
	Branch circuits; new, alteration or extension per panel:		
	With purchase of service or feeder - each branch circuit	\$6.65	
	Without purchase of service or feeder		
	First Branch Circuit	\$46.85	
	Each addit. Branch circuit	\$6.65	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	Miscellaneous (service or feeder not included):		
	Each pump or irrigation circuit	\$53.40	
	Each sign or outline lighting	\$53.40	
	Signal circuit(s) or a limited energy panel, alteration or extension	\$75.00	
	Each additional inspection over the allowable in any of the above (min 1 hr)		
	Per Inspection	\$62.50	
	Per Hour	\$62.50	
	Industrial Plant Inspection	\$73.75/hr (min 1 hour)	
	Electrical permit plan review fee	25% of the electrical permit fee	
	<i>Erosion Control Permit Fee</i>		6/6/2000
	(City receives none of this fee)		
	Less than \$50,000.00	\$26.00	
	\$50,000.00 to \$100,000.00	\$40.00	
	More than \$100,000.00	\$40.00 + \$24.00 for each additional 100,000.00 or fraction thereof	
	<i>Erosion Control Plan Check Fee</i>	65% of inspection fee	6/6/2000
	(City receives 50% of fee)		
	<i>Fee in Lieu of Sewer</i>	Based on actual cost of sewer connection, if sewer was available	1998
	(Commercial Only)		
	<i>Fire Life Safety Plan Review</i>	40% of base building permit fee	9/26/2000
	(Commercial Only)		05/13/1997*
		*Urban Services Area to have same fees as Tigard	
	<i>Manufactured dwelling installation</i>	\$305.50	9/24/2002
	<i>Manufactured dwelling and mobile home parks, recreation camps, and organizational camps</i>	Per OAR	9/24/2002

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	<i>Mechanical Fees</i>		6/27/2000
	(1 and 2 Family Dwellings)		
	Description:		
	Furnace to 100,000 BTU including ducts & vents	\$14.00	
	Furnace to 100,000 BTU+ including ducts & vents	\$17.90	
	Floor Furnace including vent	\$14.00	
	Suspended heater, wall heater or floor mounted heater	\$14.00	
	Vent not included in appliance permit	\$6.80	
	<3HP; absorb unit to 100K BTU	\$14.00	
	3-15HP; absorb unit to 100K to 500K BTU	\$25.60	
	15-30HP; absorb unit .5 - 1 mil BTU	\$35.00	
	30-50HP; absorb unit 1 - 1.75 mil BTU	\$52.20	
	>50HP; absorb unit >1.75 mil BTU	\$87.20	
	Air handling unit to 10,000 CFM*	\$10.00	
	*Note: This fee does not apply to an airhandling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.		
	Air handling unit to 10,000 CFM+	\$17.20	
	Non-portable evaporate cooler	\$10.00	
	Vent fan connected to a single duct	\$6.80	
	Ventilation system not included in appliance permit	\$10.00	
	Hood served by mechanical exhaust	\$10.00	
	Domestic incinerators	\$17.40	
	Commercial or industrial type incinerator	\$69.95	
	Repair units	\$12.15	
	Wood stove	\$10.00	
	Clothes dryer, etc.	\$10.00	
	Other units	\$10.00	
	Gas piping one to four outlets	\$5.40	
	More than 4 - per outlet (each)	\$1.00	
	For each appliance or piece of equipment regulated by the Mechanical		

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	Code, but not classed in other appliance categories or for which no other fee is listed in the table	\$10.00	
	Minimum Permit Fee	\$72.50	9/24/2002
	Plan Review	25% of Permit Fee	
	Other Inspections and Fees:		
	Inspections outside of normal business hours (minimum charge - 2 hours)	\$62.50/hour	9/24/2002
	Inspections for which no fee is specifically indicated (minimum charge - one-half hour)	\$62.50/each	9/24/2002
	Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half hour)	\$62.50/hour	9/24/2002
	<i>Mechanical Permit Fees</i>		9/26/2000
	(Commercial and Multi-family)		05/13/1997*
		*Urban Services Area to have same fees as Tigard	
	<u>Total Valuation:</u>		
	\$1 - \$5,000	Minimum \$72.50	
	\$5,001 - \$10,000	\$72.50 for the first \$5,000 and \$1.52 for each additional \$100 or fraction thereof, to and including \$10,000.	
	\$10,001 - \$25,000	\$148.50 for the first \$10,000 and \$1.54 for each additional \$100 or fraction thereof, to and including \$25,000.	
	\$25,001 - \$50,000	\$379.50 for the first \$25,000 and \$1.45 for each additional \$100 or fraction thereof, to and including \$50,000.	
	\$50,001 and up	\$742.00 for the first \$50,000 and \$1.20 for each additional \$100 or fraction thereof.	
	<b>\$1 - \$2,000</b>	<b>Minimum \$72.50</b>	<b>8/1/2003</b>
	<b>\$2,000 - \$5,000</b>	<b>\$72.50 for the first \$2,000 and \$2.30 for each additional \$100 or fraction thereof, to and including \$5,000.</b>	
	<b>\$5,001 - \$10,000</b>	<b>\$141.50 for the first \$5,000 and \$1.80 for</b>	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
		each additional \$100 or fraction thereof, to and including \$10,000.	
	\$10,001 - \$50,000	\$231.50 for the first \$10,000 and \$1.35 for each additional \$100 or fraction thereof, to and including \$50,000.	
	\$50,001 - \$100,000	\$771.50 for the first \$50,000 and \$1.25 for each additional \$100 or fraction thereof, to and including \$100,000.	
	\$100,001 and up	\$1,396.50 for the first \$25,000 and \$1.10 for each additional \$100 or fraction thereof.	
	Plan Review	25% of permit fee	9/24/2002
<i>Phase Permitting</i>		\$200.00	9/24/2002
	Plan Review	10% of total project building permit fee not to exceed \$1,500 for each phase	
<i>Plumbing Fees</i>			6/27/2000
	Description:		
	New Single-Family		
	1 Bath	\$249.20	
	2 Bath	\$350.00	
	3 Bath	\$399.00	
	Fixtures (Individual)		
	Sink	\$16.60	
	Lavatory	\$16.60	
	Tub or Tub/Shower Comb.	\$16.60	
	Shower Only	\$16.60	
	Water Closet	\$16.60	
	Dishwasher	\$16.60	
	Garbage Disposal	\$16.60	
	Washing Machine	\$16.60	
	Floor Drain/Floor Sink 2"	\$16.60	
	Floor Drain/Floor Sink 3"	\$16.60	
	Floor Drain/Floor Sink 4"	\$16.60	
	Water Heater	\$16.60	



**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	Laundry Room Tray	\$16.60	
	Urinal	\$16.60	
	Other Fixtures	\$16.60	
	Sewer - 1st 100'	\$55.00	
	Sewer - each additional 100'	\$46.40	
	Water Service - 1st 100'	\$55.00	
	Water Service - each additional 100'	\$46.40	
	Storm & Rain Drain - 1st 100'	\$55.00	
	Storm & Rain Drain - ea. additnl 100'	\$46.40	
	Commercial Backflow Prevention		
	Device or Anti-Pollution Device	\$46.40	
	Residential Backflow Prevention Device	\$27.55	
	Any Trap or Waste Not Connected		
	to a Fixture	\$16.60	
	Catch Basin	\$16.60	
	Inspection of Existing Plumbing	\$72.50/hr	
	Specially Requested Inspections	\$72.50/hr	
	Rain Drain, single family dwelling	\$65.25	
	Grease Traps	\$16.60	
	Hose Bibs	\$16.60	
	Drinking Fountain	\$16.60	
	Roof Drains	\$16.60	
	Minimum Permit Fee	\$72.50	
	Minimum Permit Fee Residential		
	Backflow	\$36.25	
	Plan Review	25% of Permit Fee	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	Medical Gas Systems		09/24/002
	<u>Total Valuation:</u>		
	\$1 - \$5,000	Minimum \$72.50	
	\$5,001 - \$10,000	\$72.50 for the first \$5,000 and \$1.52 for each additional \$100 or fraction thereof, to and including \$10,000.	
	\$10,001 - \$25,000	\$148.50 for the first \$10,000 and \$1.54 for each additional \$100 or fraction thereof, to and including \$25,000.	
	\$25,001 - \$50,000	\$379.50 for the first \$25,000 and \$1.45 for each additional \$100 or fraction thereof, to and including \$50,000.	
	\$50,001 and up	\$742.00 for the first \$50,000 and \$1.20 for each additional \$100 or fraction thereof.	
	<i>Residential Fire Suppression Systems Permit</i>		9/24/2002
	Multipurpose or Continuous Loop System		
	<u>Square Footage:</u>		
	0 to 2,000	\$115.00	
	2,001 to 3,600	\$160.00	
	3,601 to 7,200	\$220.00	
	7,201 and greater	\$309.00	
	Stand Alone System		
	<u>Square Footage:</u>		
	0 to 2,000	\$187.50	
	2,001 to 3,600	\$232.50	
	3,601 to 7,200	\$292.50	
	7,201 and greater	\$381.50	
	<i>Restricted Energy</i>		6/27/2000
	Residential Energy Use	\$75.00	
	Commercial Energy Use	\$75.00	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	<i>Sanitary Sewer Connection Fee</i>	2,300.00/dwelling unit <b>\$2,400.00/dwelling unit</b>	6/6/2000 <b>7/1/2003</b>
	<i>Sanitary Sewer Inspection Fee</i>		6/6/2000
	Residential	\$35.00	
	Commercial	\$45.00	
	Industrial	\$75.00	
	<i>Tree Replacement Fee</i>	\$125.00/caliber inch	9/1/2001
	<i>Water Quality Facility Fee</i> (City receives 100% of fees collected)		6/6/2000
	Residential Single Family	\$225.00/ unit	
	Commercial & Multi-family	\$225.00/2,640 sq. ft of additional impervious surface	
	<i>Water Quantity Facility Fee</i> (City receives 100% of fees collected)		6/6/2000
	Residential Single Family	\$275.00/ unit	
	Commercial & Multi-family	\$275.00/2,640 sq. ft of additional impervious surface	
	<i>Miscellaneous Fees</i>		6/27/2000
	Address Change	\$65.00	
	Fee paid inspections for residential structures pursuant to Title 14, Chapter 16		
	Single & Two Family Dwellings	\$100.00	
	Apartment Houses & Social Care Facilities	\$160.00, plus \$7 for each dwelling unit in excess of 3	
	Hotels	\$160.00, plus \$5 for each dwelling unit in excess of 5	
	Re-inspection		
	Building	\$62.50	9/24/2002
	Mechanical	\$62.50	
	Plumbing	\$62.50	
	Electrical	\$62.50	
	Phased Occupancy	\$200.00	6/27/2000
	Permit or Plan Review Extension	\$72.50	
	Research on non-current permits	\$45.00/hr (min 1 hour, charged in 1 hour increments)	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	Temporary Occupancy	\$90.00	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>COMMUNITY DEVELOPMENT - PLANNING - Tigard &amp; Urban Services</b>			
	<i>Accessory Residential Units</i>	\$100.00	7/1/2002
	<i>Annexation</i>	\$1,780.00	7/1/2002
	<i>Appeal</i>		
	Director's Decision (Type II) to Hearings Officer	\$250.00	7/1/2002
	Expedited Review (Deposit)	\$300.00	7/1/2002
	Hearings Referee	\$500.00	7/1/2002
	Planning Commission/Hearing's Officer to City Council	\$1,790.00	7/1/2002
	<i>Approval Extension</i>	\$200.00	7/1/2002
	<i>Blasting Permit</i>	\$145.00	7/1/2002
	<i>Conditional Use</i>		7/1/2002
	Initial	\$3,540.00	
	Major Modification	\$3,540.00	
	Minor Modification	\$435.00	
	<i>Design Evaluation Team (DET) Recommendation (deposit)</i>	\$1,000.00	7/1/2002
	<i>Development Code Provision Review</i>		7/1/2002
	Single-Family Building Plan	\$40.00	
	Commercial/Industrial/Institution	\$250.00	
	<i>Expedited Review</i>		7/1/2002
	Land Partition	\$2,935.00	
	Subdivision	\$3,690.00 + \$80.00/Lot	
	Subdivision with Planned Development	Add \$4,720.00	
	<i>Hearing Postponement</i>	\$225.00	7/1/2002
	<i>Historic Overlay/Review District</i>		7/1/2002
	Historic Overlay Designation	\$3,045.00	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	Removal Historic Overlay Designation	\$3,045.00	
	Exterior Alteration in Historic Overlay District	\$465.00	
	New Construction in Historic Overlay District	\$465.00	
	Demolition in Historic Overlay District	\$465.00	
	<i>Home Occupation Permit (Original Permit)</i>		7/1/2002
	Type I	\$30.00	
	Type II	\$215.00	
	<i>Interpretation of the Community Development Code</i>	\$460.00	7/1/2002
	<i>Joint Application Planning Fee</i>	100% of Highest Planning Fee + 50% of all Additional Fees Related to the Proposal.	7/1/2002
	<i>Land Partition</i>		7/1/2002
	Residential and Non-Residential (3 Lots)	\$2,435.00	
	Residential and Non-Residential (2 Lots)	\$1,935.00	
	Expedited	\$2,935.00	
	<i>Lot Line Adjustment</i>	\$310.00	7/1/2002
	<i>Minor Modification to an Approved Plan</i>	\$435.00	7/1/2002
	<i>Non-Conforming Use Confirmation</i>	\$205.00	7/1/2002
	<i>Planned Development</i>		7/1/2002
	Conceptual Plan Review	\$4,715.00	
	Detailed Plan Review	Applicable SDR Fee	
	<i>Pre-Application Conference</i>	\$200.00	7/1/2002

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	<i>Sensitive Lands Review</i>		7/1/2002
	With Excessive Slopes/Within Drainage Ways/ Within Wetlands (Type II)	\$1,720.00	
	With Excessive Slopes/Within Drainage Ways/ Within Wetlands (Type III)	\$1,860.00	
	Within the 100-Year Floodplaining (Type III)	\$1,860.00	
	<i>Sign Permit</i>		7/1/2002
	Existing and Modification to an Existing Sign (No Size Differential)	\$30.00	
	Temporary Sign (Per Sign)	\$15.00	
	<i>Site Development Review &amp; Major Modification</i>		7/1/2002
	Under 100,000.00	\$3,000.00	
	1 Million/Over	\$4,045.00 + \$5.00/\$10,000.00 over 1 Million	
	Minor Modification	\$435.00	
	<i>Subdivision</i>		7/1/2002
	Preliminary Plat <u>without</u> Planned Development	\$3,190.00 + \$80.00/lot	
	Preliminary Plat with Planned Development	Add \$4,720.00	
	Final Plat	\$500.00	
	<i>Temporary Use</i>		7/1/2002
	Director's Decision	\$205.00	
	Special Exemption/Non-Profit	\$0.00	
	<i>Tree Removal</i>	\$112.00	7/1/2002
	<i>Vacation (Streets and Public Access)</i>	\$1,530.00 Deposit + Actual Costs	7/1/2002
	<i>Variance/Adjustment</i>		7/1/2002
	Administrative Variance	\$465.00	
	Development Adjustment	\$205.00	
	Special Adjustments		
	Adjustment to a Subdivision	\$205.00	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	Reduction of Minimum Residential Density	\$205.00	
	Access/Egress Standards Adjustment	\$465.00	
	Landscaping Adjustments Existing/New Street Trees	\$205.00	
	Parking Adjustments		
	Reduction in Minimum or Increase In Maximum Parking Ratio	\$465.00	
	Reduction in New or Existing Development/Transit Imprvmnt	\$465.00	
	Reduction in Bicycle Parking	\$465.00	
	Alternative Parking Garage Layout	\$205.00	
	Reduction in Stacking Lane Length	\$465.00	
	Sign Code Adjustment	\$465.00	
	Street Improvement Adjustment	\$465.00	
	Tree Removal Adjustment	\$205.00	
	Wireless Communication Facility Adjustments		
	Setback from Nearby Residence	\$465.00	
	Distance from Another Tower	\$205.00	
	<i>Zoning Map/Text Amendment</i>		7/1/2002
	Legislative - Comprehensive Plan	\$6,600.00	
	Legislative - Community Development Code	\$2,510.00	
	Quasi-Judicial	\$2,290.00	
	<i>Zoning Analysis (Detailed)</i>	\$435.00	7/1/2002
	<i>Zoning Inquiry Letter (Simple)</i>	\$50.00	7/1/2002
<b>COMMUNITY DEVELOPMENT - Miscellaneous Fees &amp; Charges</b>			
	<i>Community Development Code</i>		2/7/2002
	Complete (Title 18)	\$50.00	
	CD Rom	\$10.00	



**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	<i>Comprehensive Plan - Volumes 1 &amp; 2</i>	\$77.00	1997
	<i>GIS Maps</i>		2/7/2002
	8.5" x 11"		
	Black and White	\$0.00	
	Color	\$1.50	
	11" x 17"		
	Black and White	\$1.50	
	Color	\$2.50	
	17" x 22"		
	Black and White	\$2.50	
	Color	\$5.00	
	22" x 32"		
	Black and White	\$5.00	
	Color	\$7.50	
	34" x 44"		
	Black and White	\$7.50	
	Color	\$10.00	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	<i>Maps</i>		2/7/2002
	Address Maps by Section	\$2.50/plot	
	Annexation & Road Jurisdiction	\$10.00/plot	
	As-Built Drawings	\$2.50/copy or plot	
	Assessor's Tax Map	\$2.50/copy or plot	
	Bike Path Plan	\$6.00/plot	
	Buildable Lands Inventory	\$10.00/plot	
	Comprehensive Plan and Zoning Map	\$10.00/plot	
	Orthophotographs	\$5.00/copy	
	Stream Corridor & Wetlands Map	\$10.00/plot	
	Street Index Map	\$10.00/plot	
	Subdivision Map	\$10.00/plot	
	Subdivision Plat Map	\$2.50/copy	
	Topographic Maps	\$5.00/copy	
	Transportation Plan Map	\$10.00/plot	
	Vertical Bench Mark Control Map	\$6.00/copy	
	Zoning Map	\$10.00/plot	
	<i>Neighborhood Meeting Signs (Landuse)</i>	\$2.00	1997
	<i>Oversize Load Permit</i>	\$10.00	5/21/1990
	<i>Planimetric Maps</i>		3/10/1986
	Blueline print - quarter section	\$5.00	
	Mylar - quarter section	\$150.00 + reproduction cost	
	<i>Tigard Transportation System Plan</i>	\$15.00	2000
	<i>Washington Square Regional Center</i>		1999
	Task Force Recommendations	\$10.00	
	Master Plan Map (Zoning/Plan)	\$2.50	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>ENGINEERING - Tigard</b>			
	<i>Addressing Assignment Fee</i>	\$30.00	2/9/1999
	<i>Compliance Agreement Permit (CAP) Fee</i>		2/9/1999
	Estimated Cost of Public Improvement	Deposit*	
	\$0 - 10,000	1,200.00	
	10,001 - 20,000	1,200.00 + 10% over 10,000	
	20,001 - 50,000	2,200.00 + 8.0% over 20,000	
	50,001 - 80,000	4,600.00 + 6.0% over 50,000	
	80,001 - 100,000	6,400.00 + 4.0% over 80,000	
	100,001 - 300,000	7,200.00 + 2.0% over 100,000	
	300,001 - 500,000	11,200.00 + 1.0% over 300,000	
	500,001 and Up	13,200.00 + .5% over 500,000	
	*Deposit to be paid as follows:		
	Upon submittal of plans	One-third (1/3) of deposit due	
	Upon issuance of Approved Plans	Remaining balance of deposit due	
	Upon Project Completion	Refund or final payment of any deficit, based upon actual City Staff costs.	
	<i>Engineering Public Improvement Design Standards</i>	\$5.00	7/15/1998
	<i>Fee in lieu of Undergrounding</i>	27.50/lineal feet of frontage	Prior to 1996
	<i>Public Facility Improvement Permit</i>		4/15/2002
	Estimated Cost of Public Improvement	Deposit*	
	\$0 to \$4,000	Minimum non-refundable fee of \$150.00	
	\$4,001 to \$10,000	\$1,200.00	
	\$10,001 to \$20,000	\$1,200.00 + 10% over \$10,000	
	\$20,001 to \$50,000	\$2,200.00 + 8.0% over \$20,000	
	\$50,001 to \$80,000	\$4,600.00 + 6.0% over \$50,000	
	\$80,001 to \$100,000	\$6,400.00 + 4.0% over \$80,000	
	\$100,001 to \$300,000	\$7,200.00 + 2.0% over \$100,000	
	\$300,001 to \$500,000	\$11,200.00 + 1.0% over \$300,000	
	\$500,001 and Up	\$13,200.00 + .5% over \$500,000	
	*Deposit to be paid as follows:		
	Upon submittal of plans	\$150.00 non-refundable intake fee.	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	<b>Prior to formal plan review</b>	<b>Balance of calculated deposit is due.</b>	
	<i>Local Improvement District Assessments</i>	Actual Cost	7/24/1996
	<i>Reimbursement District Application Fee</i>	300.00	1/27/1998
	<i>Reimbursement District Fee</i>	Not to Exceed 6,000.00 unless reimbursement fee exceeds 15,000.00 Any amount over 15,000.00 shall be reimbursed by the owner. 6,000.00 limit valid for only 3 years from Council approval of district cost.	7/10/2001
	<i>Street Opening Permit Fee</i>	<del>\$150.00 (non-refundable) + deposit to cover processing &amp; inspection. Final fee is based upon actual time spent by Staff on project.</del>	2/9/1999
	<b>Bond</b>		
	Work outside traveled way	250.00 + 2.50/lineal foot of right of way	
	Work inside traveled way	250.00 + 50.00/square foot of road area	
	<i>Streetlight Energy &amp; Maintenance Fee</i>	Based upon PGE Sch #91 Opt, "B" for the first two years costs	2000
	<i>Traffic/Pedestrian Signs</i>	Cost of materials and labor	2/7/2002
	<i>Traffic Control Devices</i>		
	Speed Hump Program	50% of cost	5/1/1996

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>ENGINEERING - Urban Services</b>			
	<i>Address Assignment Fee</i>	30.00	10/13/1998
	<i>Compliance Agreement Permit (CAP)</i>		10/13/1998
	Estimated Cost of Public Improvement	Deposit*	
	\$0 - 10,000	1,200.00	
	10,001 - 20,000	1,200.00 + 10% over 10,000	
	20,001 - 50,000	2,200.00 + 8.0% over 20,000	
	50,001 - 80,000	4,600.00 + 6.0% over 50,000	
	80,001 - 100,000	6,400.00 + 4.0% over 80,000	
	100,001 - 300,000	7,200.00 + 2.0% over 100,000	
	300,001 - 500,000	11,200.00 + 1.0% over 300,000	
	500,001 and Up	13,200.00 + .5% over 500,000	
	*Deposit to be paid as follows:		
	Upon submittal of Engineering plans	One-third (1/3) of deposit due	
	Upon issuance of Permit/Approved —Plans	Remaining balance of deposit due	
	<b>Public Facility Improvement Permit</b>		4/15/2002
	Estimated Cost of Public Improvement	Deposit*	
	\$0 to \$4,000	Minimum non-refundable fee of \$150.00	
	\$4,001 to \$10,000	\$1,200.00	
	\$10,001 to \$20,000	\$1,200.00 + 10% over \$10,000	
	\$20,001 to \$50,000	\$2,200.00 + 8.0% over \$20,000	
	\$50,001 to \$80,000	\$4,600.00 + 6.0% over \$50,000	
	\$80,001 to \$100,000	\$6,400.00 + 4.0% over \$80,000	
	\$100,001 to \$300,000	\$7,200.00 + 2.0% over \$100,000	
	\$300,001 to \$500,000	\$11,200.00 + 1.0% over \$300,000	
	\$500,001 and Up	\$13,200.00 + .5% over \$500,000	
	*Deposit to be paid as follows:		
	Upon submittal of plans	\$150.00 non-refundable intake fee.	
	Prior to formal plan review	Balance of calculated deposit is due.	
	<i>Street Opening Permit Fee</i>	\$150.00 minimum + deposit to cover	10/13/1998

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
		<del>—processing &amp; inspection—</del>	
	Bond		
	Work outside traveled way	250.00 + 2.50/lineal foot of right-of-way	
	Work inside traveled way	250.00 + 50.00/square foot of road area	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>FINANCE</b>			
	<i>Assessment Assumption</i>	\$50.00	4/22/1985
	<i>Budget Document</i>	\$0.00	2/7/2002
	<i>Business Tax</i>		5/16/1988
	Annual Fee		
	0 - 10 employees	\$55.00	
	11 - 50 employees	\$110.00	
	51 or more employees	\$220.00	
	Prorated Fee		
	for the initial month when issued on or before the 15th of the month		
	0 - 10 employees	\$4.58	
	11 - 50 employees	\$9.17	
	51 or more employees	\$18.33	
	for the initial month when issued after the 15th of the month		
	0 - 10 employees	\$2.29	
	11 - 50 employees	\$4.59	
	51 or more employees	\$9.17	
	for the each month after the initial month until the next annual billing cycle begins (January 1)		
	0 - 10 employees	\$4.58	
	11 - 50 employees	\$9.17	
	51 or more employees	\$18.33	
	<i>Comprehensive Annual Financial Report</i>	\$0.00	2/7/2002

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	<i>Franchise Fee</i>		
	Cable TV	5% of gross revenue	1/26/1999
	Electricity	3% of gross revenue	4/24/2001
	Natural Gas	3% of gross revenue	10/26/1993
	Telecommunication		12/19/2000
	Telecommunication utilities	\$7,500.00 or 5% of gross revenue, whichever is greater	
	Long distance providers and private networks	\$7,500.00 or 2.90/linear foot of installation in right of way, whichever is greater	
	Competitive access providers and all franchisees	\$7,500.00 or 5% of gross revenue, whichever is greater	
	Telecommunication Franchise Application Fee	\$2,000.00	1/23/2001
	Solid Waste Disposal	3% of gross revenue	10/9/1978
	<i>Lien Search Fee</i>	\$25.00	6/12/2001
	<i>Meeting Room Reservation Fees &amp; Deposits</i>		
	<b>Alarm Fee (Senior Center)</b>		<b>7/1/2003</b>
	First time call-out	<b>\$50.00</b>	
	Second call-out within a one-year period	<b>\$75.00</b>	
	Third call-out within a one-year period	<b>\$75.00 and suspension of room use privileges for three months</b>	
	Cleaning Deposit (Non-Senior Center)		9/26/1995
	Groups of 80 or less	150.00	
	Groups of more than 80	250.00	
	Cleaning Deposit (Senior Center)		9/26/1995
	Groups of 80 or less -- no food/bev	50.00	
	Groups of 80 or less -- food/bev	150.00	
	Groups of more than 80 -- no food/bev	100.00	
	Groups of more than 80 -- food/bev	250.00	
	<b>Cleaning Deposit</b>	<b>\$100.00</b>	<b>7/1/2003</b>



**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	Red Rock Creek Conference Room		9/26/1995
	Class 1 and 2	0.00	
	Class 3	10.00/hr	
	Class 4	15.00/hr	
	<b>Group 1</b>	<b>\$5.00/hr</b>	<b>7/1/2003</b>
	<b>Group 2</b>	<b>\$10.00/hr</b>	
	<b>Group 3</b>	<b>\$15.00/hr</b>	
	Richard M. Brown Auditorium		9/26/1995
	Class 1 and 2	0.00	
	Class 3	30.00/hr	
	Class 4	35.00/hr	
	<b>Group 1</b>	<b>\$12.00/hr</b>	<b>7/1/2003</b>
	<b>Group 2</b>	<b>\$17.00/hr</b>	
	<b>Group 3</b>	<b>\$22.00/hr</b>	
	Senior Center Activity Room		9/26/1995
	Class 1 and 2	0.00	
	Class 3	10.00/hr	
	Class 4	20.00/hr	
	Class 5	25.00/hr	
	<b>Senior Center Upstairs Activity Room</b>		<b>7/1/2003</b>
	<b>Group 1</b>	<b>\$15.00/hr</b>	
	<b>Group 2</b>	<b>\$20.00/hr</b>	
	<b>Group 3</b>	<b>\$25.00/hr</b>	
	<b>Senior Center Downstairs Activity Room</b>		<b>7/1/2003</b>
	<b>Group 1</b>	<b>\$10.00/hr</b>	
	<b>Group 2</b>	<b>\$15.00/hr</b>	
	<b>Group 3</b>	<b>\$20.00/hr</b>	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	Senior Center Classroom or Craft Room		9/26/1995
	Class 1 and 2	0.00	
	Class 3	5.00/hr	
	Class 4	10.00/hr	
	Class 5	15.00/hr	
	<b>Group 1</b>	<b>\$5.00/hr</b>	<b>7/1/2003</b>
	<b>Group 2</b>	<b>\$10.00/hr</b>	
	<b>Group 3</b>	<b>\$15.00/hr</b>	
	Town Hall		9/26/1995
	Class 1 and 2	0.00	
	Class 3	20.00/hr	
	Class 4	25.00/hr	
	<b>Group 1</b>	<b>\$10.00/hr</b>	
	<b>Group 2</b>	<b>\$15.00/hr</b>	
	<b>Group 3</b>	<b>\$20.00/hr</b>	
	Water Lobby Conference Room		9/26/1995
	Class 1 and 2	0.00	
	Class 3	10.00/hr	
	Class 4	15.00/hr	
	<b>Group 1</b>	<b>\$5.00/hr</b>	<b>7/1/2003</b>
	<b>Group 2</b>	<b>\$10.00/hr</b>	
	<b>Group 3</b>	<b>\$15.00/hr</b>	
	<i>Municipal Court Fees</i>		6/6/2001 <b>4/10/2003</b>
	Civil Compromise	\$150.00	
	Copies (over 10 pages)	0.25/page	
	Diversion		
	Criminal	\$150.00	
	<b>Juvenile non-traffic</b>	<b>\$75.00</b>	
	Traffic School	\$45.00	
		<b>\$55.00</b>	
	Seat Belt Safety Class	\$20.00	
	Traffic School Setover	\$20.00	
	License Reinstatement	\$15.00	
	<b>Payment Agreement Administrative Fee</b>	<b>\$15.00</b>	

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	Overdue Payment Letter	\$10.00	
	Show Cause Hearings - Court Costs		
	Non-compliance	\$25.00	
	Non-payment - fees paid prior to hearing	No Fee	
	Warrant Fee	\$50.00	
	<i>Records fees</i>		
	Photocopies up to 11 x 17 paper	0.25/page	1999
	Microfiche/film copies		1999
	8 1/2 x 11	\$0.25/page	
	11 x 14	\$0.50/page	
	11 x 17	\$1.00/page	
	Microprints	\$0.25/page	2000
	Photographs	Actual Cost	1999
	Audio tapes	5.75/tape	2000
	Fax Charge	5.00 for first page and 1.00 — per page thereafter	2001
	Recording of Documents	Actual Cost	1999
	Research/Labor	1st hour — no charge staff hourly wage + benefits	1999
	Attorney time	Attorney billing rate	1999
	<i>Returned Check Fee</i>	\$20.00	10/9/2001
	<i>Solid Waste Compactor Permit</i>	\$100.00	12/17/1991

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>LIBRARY</b>	<i>Disk (Blank)</i>	\$1.00	2/7/2002
	<i>Lost Items</i>	Replacement cost + <del>2.50 processing fee</del> <b>\$5.00 processing fee</b>	<del>1987</del> <b>7/1/2003</b>
	<i>Overdue Items (Non-video)</i>		1987
	Daily Charge	<del>0.10/item</del> <b>\$0.15/item</b>	<b>7/1/2003</b>
	Maximum Charge	\$2.50/item	1987
	<i>Overdue Items (Video)</i>		1987
	Daily Charge	\$1.00/video	
	Maximum Charge	\$5.00/item	
	<i>Public Copier Charges</i>	\$0.10/page	2001

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>POLICE</b>			
	<i>Alarm Permits</i>		6/28/1982
	Burglary or Robbery	\$15.00	
	Combination - Burglary and Robbery	\$25.00	
	<i>Bicycle License</i>	0.00	12/18/1967
	<i>Failure to Obtain or Renew Alarm Permit Fee</i>	\$25.00	6/28/1982
	<i>False Alarm Charge</i>		12/21/1987
	1--4 false alarms	25.00/false alarm	
	5--6 false alarms	50.00/false alarm	
	7--8 false alarms	75.00/false alarm	
	9 or more false alarms	150.00/false alarm	
	<b>3rd false alarm</b>	<b>\$50.00</b>	<b>7/1/2003</b>
	<b>4th false alarm</b>	<b>\$75.00</b>	
	<b>5th false alarm</b>	<b>\$100.00</b>	
	<b>6 or more false alarms</b>	<b>\$150.00</b>	
	<i>Liquor License</i>	\$25.00	7/10/2001
	<i>Police Services Fees</i>		3/12/1984
	Police Report Copies	\$5.00 for the first 10 pages and \$0.25/page thereafter	
	Police Photograph Copies	2.00/print	3/12/1984
		<b>10.00/roll</b>	<b>7/1/2003</b>
	Finger Prints	\$5.00/set (both hands)	
	<i>Property Forfeiture for Criminal Activity</i>	varies	5/25/1999
	<i>Second Hand Dealers and Transient Merchant License</i>	\$10.00	5/23/1983
	<i>Vehicle Release Fee</i>	\$15.00	Prior to 1995

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>PUBLIC WORKS</b>			
	<del>City of Durham Contracting</del>		<del>2/7/2002</del>
	Mowing	\$55.00/hr	
	Street Sign Maintenance/Repair	time + materials	
	Encroachment Permit	None has been set yet	12/7/1999
	<b>Park Reservation Fee*</b>		12/8/1992
	Application Fee	\$10.00	
	Covered Picnic Area Rental		
	Tigard Based Rental Rate		
	Groups up to 50	\$6.00/hour	
	51 to 100	\$8.00/hour	
	101 to 150	\$15.00/hour	
	151 to 200	\$20.00/hour	
	201 to 250	\$25.00/hour	
	Non-Tigard Based Rental Rate		
	Groups up to 50	\$12.00/hour	
	51 to 100	\$16.00/hour	
	101 to 150	\$30.00/hour	
	151 to 200	\$40.00/hour	
	201 to 250	\$50.00/hour	
	Soccer/Ballfields		
	Tigard Based Rental Rate	\$4.00/hour	
	Non-Tigard Based Rental Rate	\$8.00/hour	

**\* Park Reservation Fees have been proposed to be increased as shown in the memo from Dan Plaza dated June 3, 2003. Council needs to determine which of the three proposed options should be adopted. These new fees will be added to this Fees and Charges Schedule once a decision is made. The new fees will become effective on January 1, 2004.**

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>PUBLIC WORKS - WATER</b>			
	<i>Booster Pump Charge</i>	\$3.89/bimonthly	10/01/2002 - 09/30/2003
		\$4.12/bimonthly	10/01/2003 - 09/30/2004
		\$4.37/bimonthly	10/1/2004
	<i>Customer Charge</i>	\$4.40/bimonthly	10/01/2002 - 09/30/2003
	(Basic fee charged to customers to have the City deliver water.)	\$4.66/bimonthly	10/01/2003 - 09/30/2004
		\$4.94/bimonthly	10/1/2004
	<i>Fire Hydrant Usage - Temporary</i>		
	5/8 x 3/4" hydrant meter deposit*	\$60.00	9/1/2002
	3" hydrant meter deposit*	\$650.00	9/1/2002
	3/4" double check valve deposit*	\$75.00	9/1/2002
	2" double check valve deposit*	\$100.00	9/1/2002
	*Deposit is refundable if returned in good condition		
	Hook-up service	\$50.00	2/27/2001
	Continued use	\$50.00/month	2/27/2001
	Consumption	Current irrigation water usage rate per 100 cubic feet of water used	9/1/2002
	<i>Fire Rates (Sprinklers)</i>		2/27/2001
	6" or smaller	\$17.00/month	
	8" or larger	\$22.50/month	
	<i>Fire Service Connection</i>	\$1,400.00 + 12% fee based on construction costs.	2/27/2001
	<i>Meter Disconnection</i>	Actual labor and material costs + 10%	9/1/2002
	<i>Meter Installation Fees</i>		
	5/8" x 3/4" Meter	\$325.00	2/27/2001
	1" Meter	\$500.00	
	1 1/2" Meter	\$850.00	
	2" Meter	\$1,000.00	
	3" or more Meter	Actual Cost	5/23/2000
	<i>Meter Out-of-Order Test</i>	Meter calibration cost + actual labor and material costs + 10%	9/1/2002

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
	<i>Sanitary Sewer Service</i>		6/6/2000
	<del>— (City receives 21.4% of fees collected)</del>		<b>7/1/2003</b>
	<b>(City receives 19.6% of fees collected)</b>		
	Base Charge	15.58/dwelling unit/month <b>16.63/dwelling unit/month</b>	
	Use Charge	1.08/100 cubic feet/month for individual <del>— customer winter average</del> <b>1.15/100 cubic feet/month for individual customer winter average</b>	
	<i>Storm and Surface Water</i>		6/6/2000
	(City receives 75% of fees collected)		
	Service Charge	\$4.00/ESU/month	
	<i>Water Disconnection Charge for Non-payment</i>		2/27/2001
	During business hours	\$50.00	
	<i>Water Line Construction - New Development</i>	12% of Actual Cost	2/27/2001
	<i>Water Main Extension</i>		
	Designed and installed by others	12% of Actual Cost	9/1/2002
	<i>Water Usage Charges</i>		
	Residential	\$1.71/100 cubic feet of water \$1.81/100 cubic feet of water \$1.92/100 cubic feet of water	10/01/2002 - 09/30/2003 10/01/2003 - 09/30/2004 10/1/2004
	Multi-Family	\$1.69/100 cubic feet of water \$1.79/100 cubic feet of water \$1.90/100 cubic feet of water	10/01/2002 - 09/30/2003 10/01/2003 - 09/30/2004 10/1/2004
	Commercial	\$1.99/100 cubic feet of water \$2.11/100 cubic feet of water \$2.24/100 cubic feet of water	10/01/2002 - 09/30/2003 10/01/2003 - 09/30/2004 10/1/2004
	Industrial	\$1.65/100 cubic feet of water \$1.75/100 cubic feet of water \$1.86/100 cubic feet of water	10/01/2002 - 09/30/2003 10/01/2003 - 09/30/2004 10/1/2004
	Irrigation	\$2.12/100 cubic feet of water	10/01/2002 - 09/30/2003



**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

<u>Department</u>	<u>Revenue Source</u>	<u>Fee or Charge</u>	<u>Effective Date</u>
		\$2.25/100 cubic feet of water	10/01/2003 - 09/30/2004
		\$2.39/100 cubic feet of water	10/1/2004

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>COMMUNITY DEVELOPMENT - PLANNING</b>			<b>2/7/2002</b>
	<i>Park System Development Charge (SDC)*</i>		<b>1/1/2003</b>
	Single Family Unit	\$1,679.00	
		<b>\$1,747.00</b>	
	Attached Single Family Unit (Row house, Townhouse)	\$1,054.00	
		<b>\$1,097.00</b>	
	Apartment Unit, including condominiums	\$870.00	
		<b>\$905.00</b>	
	Spaces in a manufactured home park	\$1,177.00	
		<b>\$1,225.00</b>	
	Commercial/industrial (per employee)	\$119.00	
		<b>\$124.00</b>	

\*See Appendix for methodology used to calculate the charges.

*Park SDC Annual Adjustment*

4/10/2001

Parks SDC fees shall be adjusted annually on January 1st of each year beginning in 2002. The new fee will be determined by multiplying the existing fees by the average of two indices, one reflecting changes in development/construction costs and one reflecting changes in land acquisition costs. The average of these two indices is a reasonable approach because the Parks SDC fee is roughly split 50% between land acquisition and land development components.

The index for the Land Acquisition component will be the base cost for residential tract land in Tigard, as determined by the Washington County Appraiser. The average cost for residential tract land was selected because it is readily identified and is the lowest priced of the buildable lands in Tigard. Changes in this base cost can be calculated in terms of a percentage increase, to create the level of change to the original index, and projected to the overall acquisition cost. In accordance with Measure 5, the Washington County Appraiser's office will determine appraised values on July 1 of each year.

The index for the Land Development component of the Parks SDC will be the Construction Cost Index for the City of Seattle as published in the December issue of the Engineering News Record (ENR). The Seattle cost index will

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
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be used because the city is the geographically closest to Tigard of twenty metropolitan areas for which the ENR maintains cost data. This index is adjusted monthly, quarterly, and annually. The annual index for each year will be selected beginning with the index for December 2002. The annual index will be used because it is available in December and most closely coincides with the January 1st implementation of Park SDC fee adjustments.

*Park SDC Annual Adjustment (cont.)*

Calculation Definitions:

SDC (2000) = Current SDC fee

L (2000) = Average cost of residential tract land 2000

L (2001) = Average cost of residential tract land 2001

L (2xxx) = Average cost of residential tract land 2xxx

C (2000) = Construction cost index of 2000

C (2001) = Construction cost index of 2001

C (2xxx) = Construction cost index of 2xxx

LCI = Land Cost Index: change from the current year from previous year

CCI = Construction Cost Index: change from the current year from previous year

ACI = Average cost index change of LCI + CCI

Formula:

$L (2001) / L (2000) = LCI$

and

$C (2001) / C (2000) = CCI$

therefore

$LCI + CCI / 2 = ACI$

then

$SDC (2001) \times ACI = SDC (2002)$

Each year subsequent to 2002, the costs shall be revised using the current year and previous year's data. Notwithstanding the foregoing, all calculations shall be carried out to the thousandth place. A final product ending in .49 or less shall be rounded down to the nearest dollar, .50 or more up to the next dollar. Community Development staff will perform the adjustment calculation and prepare the resolution each year.

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>ENGINEERING</b>			
	<i>Traffic Impact Fee *</i>		<del>7/1/2001</del>
	Trip Rate		<b>7/1/2003</b>
	Residential Use	<del>\$226.00/average weekday trip</del> <b>\$253.00/average weekday trip</b>	
	Business & Commercial Use	<del>57.00/average weekday trip</del> <b>\$64.00/average weekday trip</b>	
	Office Use	<del>\$207.00/average weekday trip</del> <b>\$233.00/average weekday trip</b>	
	Industrial Use	<del>217.00/average weekday trip</del> <b>\$244.00/average weekday trip</b>	
	Institutional Use	<del>94.00/average weekday trip</del> <b>\$105.00/average weekday trip</b>	
	Transit Rate	<del>17.00/average daily trip</del> <b>\$19.00/average daily trip</b>	

\*See Appendix for methodology used to calculate the charges.

The Traffic Impact Fee program is governed by Washington County. All fees and procedures are set by the County.

**City of Tigard  
Fees and Charges Schedule**

**DRAFT**

Department	Revenue Source	Fee or Charge	Effective Date
<b>PUBLIC WORKS - WATER</b>			
	<i>Water System Development Charge (SDC)*</i>		11/28/2000
	5/8" x 3/4" Meter		
	410 Service Area	\$2,041.00	
	Bull Mountain System	\$2,763.00	
	1" Meter		
	410 Service Area	\$5,103.00	
	Bull Mountain System	\$6,908.00	
	1 1/2" Meter		
	410 Service Area	\$7,348.00	
	Bull Mountain System	\$9,947.00	
	2" Meter		
	410 Service Area	\$16,328.00	
	Bull Mountain System	\$22,104.00	
	3" Meter		
	410 Service Area	\$30,615.00	
	Bull Mountain System	\$41,445.00	
	4" Meter		
	410 Service Area	\$51,025.00	
	Bull Mountain System	\$69,075.00	
	6" Meter		
	410 Service Area	\$102,050.00	
	Bull Mountain System	\$138,150.00	
	8" Meter		
	410 Service Area	\$163,280.00	
	Bull Mountain System	\$221,040.00	
	10" Meter		
	410 Service Area	\$293,496.00	
	Bull Mountain System	\$397,319.00	
	12" Meter		
	410 Service Area	\$775,907.00	
	Bull Mountain System	\$1,050,382.00	

\*See Appendix for methodology used to calculate the charges.

# APPENDIX

- Methodology to Calculate Park SDC
- Methodology to Calculate Traffic Impact Fee
- Methodology to Calculate Water SDC

## METHODOLOGY TO CALCULATE PARK SDC<sup>i</sup>

The Park system development charges are assessed to new developments for the acquisition and development of parks, greenways and paved trails. The SDC is a fee to recover the cost of building additional parks for new residents and employees at the same level as currently exists in the City or Urban Services Area. The SDC varies with the average number of people or employees expected from a development.

The City relies on level of service (LOS) standards to determine facility needs. The LOS standards are expressed in terms of the number of park acres per 1,000 residents living and 1,000 employees working in the City and the Urban Services Area. The LOS standards used to calculate facility needs are based on the City and Urban Service Area's existing parks inventory. The LOS standards are then applied to projected population and employment to determine future facility needs for the City and the City and Urban Services Area combined. SDC funded requirements are calculated based on the estimated unit cost applied to the needed facilities. The total financial requirements associated with future park needs are then assigned to employees and residents and apportioned to each 1,000 residents and 1,000 employees to derive the SDCs for the City and the City and Urban Services Area combined.

Economic Resource Associates, Inc. completed an extensive analysis of the City's current park inventory and population. They then used a multitude of factors and costs to determine cost per capita by resident and employee for future park costs. The tables below show their final analysis:

Unit Costs City of Tigard (Existing Service Level)								
Park Type	Standard (Acres/1000)		Cost per Capita			Cost per Employee		
	Capita	Employee	Developed	Land	Total	Developed	Land	Total
Total Parks	4.101	0.305	\$195,846	\$281,759	\$477,605	\$13,578	\$20,588	\$34,166
Greenways	3.052	2.002	\$64	\$118,426	\$118,490	\$42	\$77,669	\$77,711
Paved Trails	0.032	0.021	\$4,599	\$0	\$4,599	\$3,016	\$0	\$3,016
Total All City Recreation			\$200,509	\$400,185	\$600,694	\$16,636	\$98,257	\$114,893
Cost of Master Planning					\$5,772			\$1,104
Cost Per Capita					\$606			\$116

The per capita amount for cost per capita is then multiplied by the average number of people who will live in the various types of dwellings. This information was obtained from the 1990 U.S Census of Population and Housing. Those numbers are as follows:

Persons per Residential Unit City of Tigard, 1998	
Residential Unit	Household Size
Single Family	2.70
Multi-Family	1.70
Apartments	1.40
Manufactured Homes	1.90

For commercial development, per capita for cost per employee amount is multiplied by expected amount of employees anticipated to work within the space.

For Example:

The calculation for the SDC for a single-family unit in Tigard is:

$\$606.00 \text{ (cost per capita)} \times 2.70 \text{ (household size)} = \$1,636.20 *$

\*This amount has been rounded up to \$1,640.00 in the final resolution that set the SDC fees.



## METHODOLOGY TO CALCULATE TRAFFIC IMPACT FEE

The countywide Traffic Impact Fee (TIF) is assessed to new development for the development's projected impact on the transportation system. Developing properties will be required to pay based on the number of trips they are projected to generate (fee per trip basis). TIF revenue will be used to fund off-site highway and transit capital improvements, which provide additional capacity to the major transportation system. The TIF does not fund existing needs such as minor reconstruction or maintenance projects.

The first step in calculating the TIF for a developing project is to determine the most appropriate Land Use Category. The categories are Residential Use, Business & Commercial Use, Office Use, Industrial Use and Institutional Use. Once the land use category has been determined, the values needed for the calculation are looked up on a table provided by Washington County. The table contains the land use category, basis for trip determination (units), weekday average trip rate and weekend average trip rate.

The TIF is calculated using the following formula:

$$\text{Weekday Average Trips} \times \text{Units} \times \text{Trip Rate} = \text{TIF}$$

Where

Weekday Average Trips is a value representing an average of the number of trips per unit for each land use type. This value is set by the County TIF ordinance for most land uses. This value is listed in the table provided by Washington County.

Units value is determined by the developing project's size. The type of units is set for each land use in the table and is typically expressed as Thousand Gross Square Feet (TGSF), number of units (for apartments, condos, etc), number of employees, etc.

Trip rate value is set by the TIF Ordinance and may be adjusted on a yearly basis. The current rates that were adjusted on July 1, 2001 are:

Residential Use	\$226.00 per average weekday trip
Business and Commercial Use	\$57.00 per average weekday trip
Office Use	\$207.00 per average weekday trip
Industrial Use	\$217.00 per average weekday trip
Institutional Use	\$94.00 per weighted average daily trip
Transit Rate	\$17.00

For Example:

A 20,400 square foot office building's TIF would be calculated as follows:

$$20.400 \text{ (TGSF)} \times 16.31 \text{ (Weekday Average trips)} \times 207.00 = \$68,874 \text{ Total TIF}$$

Then

To determine the Mass Transit portion of the TIF

$$20.400 \times 16.31 = 333 \text{ (Trip Generation)}$$

Then

Trip Generation x Transit Rate = Transit Amount

$$333 \times 17 = \$5,661$$

Then

Total TIF – Transit Amount = Road Amount

$$68,874.00 - 5,661.00 = 63,213.00$$

This is how a basic TIF is calculated. TIF calculations can become more complex as other factors are included in the calculation. Those factors could be credits and offsets, weighted averages or uses not listed in the table provided by Washington County Ordinance.

## METHODOLOGY TO CALCULATE WATER SDC<sup>ii</sup>

The Water System Development Charge (SDC) is comprised of a reimbursement fee and improvement fee. The reimbursement fee is intended to recover the costs associated with the growth-related (or available) capacity in the existing system, and the improvement fee is based on the costs of capacity-increasing future improvements needed to meet the demands of growth.

### Reimbursement Fee:

The general methodology used to develop the reimbursement fee includes the following four steps:

1. Determine the value of growth-related capacity<sup>iii</sup>
2. Define system capacity
3. Calculate the unit cost of growth – related capacity
4. Develop reimbursement fee per EDU (Estimated Dwelling Unit)

In 2000, the City of Tigard hired CH2M Hill to complete a System Development Charge Update for the Tigard water system. The firm performed an extensive analysis and calculated the following information:

<u>Meter Size</u>	<u>Meter Equivalent Factor</u>
5/8 – 3/4 inch	1
1 inch	2.5
1 ½ inch	3.6
2 inch	8
3 inch	15
4 inch	25
6 inch	50
8 inch	80
10 inch	140
12 inch	380

Net investment per gallons per day (gpd) = \$0.87

Maximum Day Water Demand (gpd) (c) = 645

This data is used to calculate the reimbursement portion of the SDC. The calculation is:

Net investment per gpd (0.87) x Maximum Day Water Demand (645) = Reimbursement SDC per EDU

Current Reimbursement SDC per EDU = \$561.00

Then

Reimbursement SDC per EDU x Meter Equivalent Factor = Reimbursement SDC for each meter size

For Example:

561.00 x 2.5 (meter equivalent for 1 inch meter) = \$1,402.50

#### Improvement Fee:

The general methodology used to develop the improvement fee is similar to that for the reimbursement fee, and includes the following four steps:

1. Determine the costs of growth-related improvements<sup>iv</sup>
2. Calculate the unit cost of additional capacity
3. Calculate debit service credit
4. Develop improvement fee per EDU

CH2M Hill calculated the improvement fees per EDU to be:

Water Supply Improvement Fee = \$880.00

Distribution System Improvement Fee 410 Zone = \$600.00

Distribution System Improvement Fee Bull Mountain = \$1,322.00

These figures are then used to calculate the cost per meter size.

Water Supply Improvement Fee x Meter Equivalent Factor = Water Supply Improvement Fee for each meter size

For Example:

$$880.00 \times 2.5 \text{ (meter equivalent for 1 inch meter)} = \$2,200.00$$

Distribution System Improvement Fee 410 Zone x Meter Equivalent Factor = Water Distribution System Improvement for each 410 Zone meter size

For Example:

$$600.00 \times 2.5 \text{ (meter equivalent for 1 inch meter)} = \$1,500.00$$

Distribution System Improvement Fee Bull Mountain x Meter Equivalent Factor = Water Distribution System Improvement for each Bull Mountain meter size

For Example:

$$1,322.00 \times 2.5 \text{ (meter equivalent for 1 inch meter)} = \$3,305.00$$

Final SDC Charge:

The totals listed above are added together to get the total Water SDC charge per meter size.

Reimbursement SDC for each meter size + Water Supply Improvement Fee for each meter size + Water Distribution System Improvement for each 410 Zone meter size

= Total Water SDC charge per meter size for 410 Zone

For Example:

$$1,402.50 + 2,200.00 + 1,500.00 = \$5,102.50 \text{ rounds to } \$5,103.00$$

Or

Reimbursement SDC for each meter size + Water Supply Improvement Fee for each meter size + Water Distribution System Improvement for each Bull Mountain meter size

= Total Water SDC charge per meter size for Bull Mountain

For Example:

1,402.50 + 2,200.00+3,305.00= \$6,907.50 rounds to \$6,908.00

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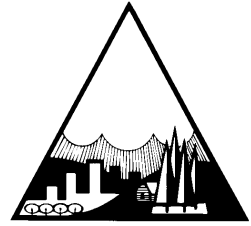
<sup>i</sup> For more detailed information on calculating Park SDC, see Resolution No. 01-12 and the accompanying report “Park and Recreation Facilities System Development Charges” by Economic Resource Associates, Inc., March 1, 2001.

<sup>ii</sup> For more detailed information about Water SDC charges, please see Resolution No. 00-66 and its accompanying report, “Tigard Water System, System Development Charge Update” by CH2M Hill, September 1, 2000.

<sup>iii</sup> This value is based on the system’s non-contributed depreciated plant investment.

<sup>iv</sup> This cost is based on anticipated future project costs.

# MEMORANDUM



TO: Honorable Mayor and Council Members

FROM: Dan Plaza, Parks Manager

RE: Recommendation to Increase Fees and Charges

DATE: June 3, 2003

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## Background

As you know it has been ten years since the application fee and rental rates for park reservations (picnic shelters and fields) have been raised. They were last raised on December 8, 1992 (Council Resolution #92-57). The cumulative CPI has *increased* over 32% percent since then. Current revenues generated by fees and charges cover *less than a third* of the program costs. Approximately \$69,000 needs to be recovered to pay for current costs associated with the program (see attached).

Staff developed a fee proposal and presented it to Council on May 27, 2003. Council supported the idea of increasing the Parks Reservation Fee, but questioned elements of the staff proposal. Council directed staff to revise the initial draft to develop additional alternatives for the June 17 workshop meeting. This memo presents three additional alternatives.

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## Current Fees and Charges Schedule

Administration Fee	\$10.00
Resident/Non-Profit Rates	
Groups up to 50	\$6.00/hour
<b>51-100</b>	<b>\$8.00/hour</b>
101-150	\$15.00/hour
<b>151-200</b>	<b>\$20.00/hour</b>
201-250+	\$25.00/hour
Non-Resident Rates ( <b>double the resident fee</b> )	
Groups up to 50	\$12.00/hour
<b>51-100</b>	<b>\$16.00/hour</b>
101-150	\$30.00/hour
<b>151-200</b>	<b>\$40.00/hour</b>
201-250+	\$50.00/hour

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## Current Fees and Charges Schedule (continued)

Soccer/fields Rentals	
Resident/Non-Profit	\$4.00/hour
<b>Non-Resident</b>	<b>\$8.00/hour</b>

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## The Goal

At the May 27 workshop, Council directed staff to propose various rate schedules that would:

- 1) recover between 50% and 70% of costs,
- 2) maintain a reduced rate of 50% for resident users,
- 3) reduce the application fees proposed at the May 27 workshop, and
- 4) increase the hourly rates proposed at the workshop.

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## Recommended Fees and Charges Schedule

Staff has developed three scenarios aimed at recovering 50% to 70% of costs. It should be noted that each of the three proposed rate schedules charge Tigard residents **50% less than non-residents**.

Once an approved three-year cost recovery schedule phase-in is accomplished (see attached), it is anticipated that future rate adjustments would be tied to annual inflationary factors, and thus be nominal.

An additional benefit of the three-year phase-in is it allows staff to analyze if rental rates are negatively affecting the number of yearly reservations. It is anticipated that an annual analysis of this factor would be completed, and if it is apparent that the rate schedule is negatively affecting total rental opportunities it may be necessary to *amend* the schedule.



The following tables indicate the proposed rate changes over the next three-years, and show estimated costs and revenues. These rate tables maintain the principle of a 50% *reduction* for resident users.

**TABLE 1 RECOVER 50% OF PROGRAM COSTS**

	<b>Current</b>	<b>Effective 01/01/04</b>	<b>Effective 01/01/05</b>	<b>Effective 01/01/06</b>
<b>Administrative/Application Fee</b>				
Resident/Non-profit	10.00	20.00	20.00	20.00
Non-resident	10.00	40.00	40.00	40.00
<b>Picnic Shelter Rental</b>				
Resident/Non-profit				
Groups up to 50	6.00/hour	7.00	8.00	8.50
51 - 100	8.00/hour	9.00	10.00	10.50
101 - 150	15.00/hour	16.00	17.00	17.50
151 - 200	20.00/hour	21.00	22.00	22.50
201+	25.00/hour	26.00	27.00	27.50
Non-resident				
Groups up to 50	12.00/hour	14.00	16.00	17.00
51 - 100	16.00/hour	18.00	20.00	21.00
101 - 150	30.00/hour	32.00	34.00	35.00
151 - 200	40.00/hour	42.00	44.00	45.00
201+	50.00/hour	52.00	54.00	55.00
<b>Soccer/Field Rentals</b>				
Resident/Non-profit	4.00/hour	4.50	5.00	5.25
Non-resident	8.00/hour	9.00	10.00	10.50
<b>Program Cost</b>	<b>\$69,000</b>	<b>\$71,070</b>	<b>\$73,202</b>	<b>\$75,398</b>
<b>50% Recovery Revenues (Estimated)</b>	<b>\$24,700</b>	<b>\$34,732</b>	<b>\$37,324</b>	<b>\$38,620</b>

**TABLE 2****RECOVER 60% OF PROGRAM COSTS**

	<b>Current</b>	<b>Effective 01/01/04</b>	<b>Effective 01/01/05</b>	<b>Effective 01/01/06</b>
<b>Administrative/Application Fee</b>				
Resident/Non-profit	10.00	20.00	20.00	20.00
Non-resident	10.00	40.00	40.00	40.00
<b>Picnic Shelter Rental</b>				
Resident/Non-profit				
Groups up to 50	6.00/hour	10.00	10.50	11.00
51 - 100	8.00/hour	12.00	12.50	13.00
101 - 150	15.00/hour	19.00	19.50	20.00
151 - 200	20.00/hour	24.00	24.50	25.00
201+	25.00/hour	29.00	29.50	30.00
Non-resident				
Groups up to 50	12.00/hour	20.00	21.00	22.00
51 - 100	16.00/hour	24.00	25.00	26.00
101 - 150	30.00/hour	38.00	39.00	40.00
151 - 200	40.00/hour	48.00	49.00	50.00
201+	50.00/hour	58.00	59.00	60.00
<b>Soccer/Field Rentals</b>				
Resident/Non-profit	4.00/hour	5.50	5.75	6.00
Non-resident	8.00/hour	11.00	11.50	12.00
<b>Program Cost</b>	<b>\$69,000</b>	<b>\$71,070</b>	<b>\$73,202</b>	<b>\$75,398</b>
<b>60% Recovery Revenues</b>	<b>\$24,700</b>	<b>\$42,507</b>	<b>\$43,803</b>	<b>\$46,576</b>

**TABLE 3****RECOVER 70% OF PROGRAM COSTS**

	<b>Current</b>	<b>Effective 01/01/04</b>	<b>Effective 01/01/05</b>	<b>Effective 01/01/06</b>
<b>Administrative/Application Fee</b>				
Resident/Non-profit	10.00	20.00	20.00	22.50
Non-resident	10.00	40.00	40.00	45.00
<b>Picnic Shelter Rental</b>				
Resident/Non-profit				
Groups up to 50	6.00/hour	12.00	13.00	14.00
51 - 100	8.00/hour	14.00	15.00	16.00
101 - 150	15.00/hour	21.00	22.00	23.00
151 - 200	20.00/hour	26.00	27.00	28.00
201+	25.00/hour	31.00	32.00	33.00
Non-resident				
Groups up to 50	12.00/hour	24.00	26.00	28.00
51 - 100	16.00/hour	28.00	30.00	32.00
101 - 150	30.00/hour	42.00	44.00	46.00
151 - 200	40.00/hour	52.00	54.00	56.00
201+	50.00/hour	62.00	64.00	66.00
<b>Soccer/Field Rentals</b>				
Resident/Non-profit	4.00/hour	6.00	6.50	6.75
Non-resident	8.00/hour	12.00	13.00	13.50
<b>Program Cost</b>	<b>\$69,000</b>	<b>\$71,070</b>	<b>\$73,202</b>	<b>\$75,398</b>
<b>70% Recovery Revenues</b>	<b>\$24,700</b>	<b>\$47,690</b>	<b>\$50,282</b>	<b>\$54,351</b>

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**What's Next**

Council will decide what percent of recovery fee schedule to implement. This item will be incorporated into the master fees and charges schedule which Council will be adopting on June 24.

## **MEMORANDUM**

### **CITY OF TIGARD**

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TO: Honorable Mayor and Council

FROM: Gary Lampella

DATE: June 3, 2003

SUBJECT: Mechanical Fee Increase

#### **Background**

The Building Division is self-supported by a dedicated fund. All permit revenues are used to support the operations and functions of the plumbing, electrical, structural and mechanical programs. These funds in turn cover the direct costs of operation which include inspectors' and plans examiners' wages and benefits, vehicles, supplies, and other costs required to perform their job. These funds are also used to cover administrative costs for the counter staff, the Building Official, supervising inspector and other administrative positions. Additionally, indirect overhead charges for services provided by other departments such as CD Administration, Finance, Human Resources, Risk and Network Services are paid through these fees.

The Building Division has proposed a fee increase for the commercial mechanical program. During the fee increase of FY 2000-01, it was recognized that the commercial mechanical program would need to be increased approximately 160% to fully cover the cost of the program. The fee increase was proposed at 45% with the understanding that the City would review the fees at a later date to determine the need for another increase. Staff has re-analyzed the mechanical program since the last increase and determined that it is being subsidized by the commercial structural program. This proposed mechanical fee increase is necessary for cost recovery to the extent the City feels is reasonable.

Due to Senate Bill 512, mechanical fees were required to be calculated the same in each jurisdiction in the Tri-County area. The City's calculation changed from an appliance based schedule (number of furnaces, vent fans, etc.) to calculating fees based on the dollar valuation of the work being performed. When the City made this change, the permit cost was to remain fee neutral with no increase. In order to accomplish this, we had to develop a means to convert each appliance to a valuation and have the permit cost be the same. Staff has proposed dropping this appliance conversion table and simply take the applicant's valuation as a base for determining fees with a new valuation table.

## **Fee Proposal**

Staff has proposed the largest increase at the lower end of the valuation table where most of the plan review and inspections fall. It amounts to approximately a 61% increase for up to \$10,000 in valuation and the percentage drops when the valuation increases.

Staff has looked at fees for neighboring jurisdictions of approximately the same size and/or providing the same level of service such as Beaverton, Portland, Tualatin, Gresham, Washington County and Lake Oswego. The proposed fees are comparable to the fees they charge for the same service. Staff based the increase on the number of inspections, the time it takes for plan review and the administrative cost of creating and issuing the permit. On a typical rooftop HVAC unit, staff performs approximately 3.5 inspections taking into consideration re-inspections. Staff has determined that it costs approximately \$45.00 per inspection which includes the inspector's wages, travel time between inspections, and data entry and filing inspection reports for a total of approximately one hour per inspection plus administrative overhead.

The plan review fees cover the costs associated for the time the plans examiner spends on the review. They also cover the cost for permit issuance and other associated administrative costs to the Building Division.

## **Permit Fees**

According to mechanical contractors staff talked with, the cost for installing three roof top HVAC units is about \$5,000. Based on the current valuation table shown below, the valuation would be \$3,870. Apply this to the fee table and the permit fee is \$72.50. Multiply 3.5 inspections by \$45.00 (the actual cost per inspection) and the actual cost is approximately \$157.00. Apply the contractor's valuation to the proposed table and the permit fee would be \$141.50. This is still a little under the actual cost, but will balance out with some of the larger projects.

On larger projects such as Haggen's, they may install 6 or 7 units on the roof with kitchen equipment inside. A rough estimate of a project of this size may require 10-15 inspections. In that case, the valuation per the City's table would be in the \$10,000 to \$15,000 range. This would generate a permit fee of \$148.50 to \$225.50. The actual cost for this would be in the \$450.00 to \$675.00 range. If we took the contractor's valuation of \$40,000, we would have received about \$636.00 for the inspections.

## **Plan Review Fees**

The plan review fees are calculated at 25% of the permit fee. Calculating the plan review fee for three rooftop units using the current table, we get a fee of \$18.13. It takes on the average about 30 minutes to review a submittal like this to determine code compliance. Using the proposed fee schedule for the same three rooftop units, the plan review fee would be about \$35.00 which would cover the wages and permit issuance costs. Using the current fee table for the Haggen's example above, the City would receive between \$37.00 to \$56.00. If we calculate the plan review fee using the proposed fee based on this same permit, we would receive around \$159.00. The Haggen's example would be a more detailed review that may entail several hours of review based on the complexity, code compliance issues and subsequent plan reviews when additional information is required.



**PROPOSED FEE SCHEDULE** (Effective Date: August 1, 2003)

**MECHANICAL PERMIT FEES – CITY OF TIGARD**

*Mechanical Permit Fees*  
(Commercial and Multi-Family)

Total Valuation:

\$1 - \$2,000.00 .....	Minimum \$72.50
\$2,001.00 - \$5,000.00 .....	\$72.50 for the first \$2,000.00 and \$2.30 for each additional \$100.00 or fraction thereof, to and including \$5,000.00
\$5,001.00 - \$10,000.00 .....	\$141.50 for the first \$5,000.00 and \$1.80 for each additional \$100.00 or fraction thereof, to and including \$10,000.00
\$10,001.00 - \$50,000.00 .....	\$231.50.00 for the first \$10,000.00 and \$1.35 for each additional \$100.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 - \$100,000.00 .....	\$771.50 for the first \$50,000.00 and \$1.25 for each additional \$100.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up .....	\$1,396.50 for the first \$100,000.00 and \$1.10 for each additional \$100.00 or fraction thereof.
<b>Plan Review</b>	<b>25% of permit fee</b>

**Fee Comparisons**

**Washington County**

Total Valuation

\$1 - \$2,000	\$100
\$2,001 - \$25,000	\$100 for the first \$2,000 and \$11.75 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$370.25 for the first \$25,000 and \$9.25 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,000 - \$100,000	\$601.50 for the first \$50,000 and \$6.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$901.50 for the first \$100,000 and \$4.75 for each additional \$1,000 or fraction thereof
Plan Review	95% of Permit Fee

## **City of Beaverton**

### **Total Valuation**

\$0 - \$500	\$47.80
\$501 - \$5,000	\$47.80 for the first \$500 and \$2.10 for each additional \$100 or fraction thereof
\$5,001 - \$10,000	\$142.30 for the first \$5,000 and \$1.95 for each additional \$100 or fraction thereof
\$10,001 - \$50,000	\$239.80 for the first \$10,000 and \$1.80 for each additional \$100 or fraction thereof
\$50,000 - \$100,000	\$959.80 for the first \$50,000 and \$1.75 for each additional \$100 or fraction thereof
\$100,001 and up	\$1,834.80 for the first \$100,000 and \$2.00 for each additional \$1,000 or fraction thereof
Minimum Fee	\$67.50
Plan Review	25% of Permit Fee

## **City of Portland**

### **Total Valuation**

\$1 - \$1,000	\$35.00
\$1,001 - \$10,000	\$35.00 plus \$1.78 for each additional \$1,000 over \$1,000
\$10,001 - \$100,000	\$195.20 plus \$10.98 for each additional \$1,000 over \$10,000
\$100,001 and above	\$1,183 plus \$10.98 for each additional \$1,000 over \$100,000
Plan Review Fee	60% of Permit Fee

## **City of Tualatin**

### **Total Valuation**

\$1 - \$500	\$11.50
\$501 - \$2,000	\$11.50 for the first \$500 plus \$1.73 for each additional \$100 or portion thereof
\$2,001 - \$25,000	\$37.50 for the first \$2,000 plus \$6.90 for each additional \$1,000 or portion thereof
\$25,001 - \$50,000	\$196.15 for the first \$25,000 plus \$5.18 for each additional \$1,000 or portion thereof
\$50,001 - \$100,000	\$325.65 for the first \$50,000 plus \$3.45 for each additional \$1,000 or portion thereof
\$100,001 and up	\$498.15 for the first \$100,000 plus \$2.98 for each additional \$1,000 or portion thereof
Plan Review Fee	65% of Permit Fee



## **City of Lake Oswego**

### **Total Valuation**

\$1 - \$10,000	\$40.25 plus \$1.35 for each additional \$100 over \$1,000
\$10,001 - \$100,000	\$253.00 plus \$8.30 for each additional \$1,000 over \$10,000
\$100,001 and up	\$1,560.00 plus \$5.70 for each additional \$1,000 over \$100,000
Plan Review Fee	33% of Permit Fee

## **City of Gresham**

### **Total Valuation**

\$1 - \$1,000	\$28.00
\$1,001 - \$10,000	\$28.00 plus \$1.62 for each additional \$100 over \$1,000
\$10,001 - \$100,000	\$173.80 plus \$9.96 for each additional \$1,000 over \$10,000
\$100,001 and up	\$1,070.20 plus \$6.80 for each additional \$1,000 over \$1,000
Plan Review Fee	65% of Permit Fee

## **Fee Comparisons**

### **Permit Fees**

Valuation	Tigard	Wash. Co.	Beaverton	Portland	Tualatin	Lake Oswego	Gresham
\$5,000	\$141.50	\$135.25	\$142.30	\$106.20	\$58.20	\$94.25	\$92.80
\$10,000	\$231.50	\$194.00	\$239.80	\$195.20	\$92.70	\$253.00	\$173.80
\$25,000	\$434.00	\$370.25	\$509.80	\$359.90	\$195.16	\$377.50	\$323.20
\$50,000	\$771.50	\$601.50	\$959.80	\$634.40	\$325.65	\$585.00	\$572.20
\$100,000	\$1,396.50	\$901.50	\$1,834.80	\$1,183.80	\$498.15	\$1,560.00	\$1,070.20

### **Plan Review Fees**

Valuation	Tigard	Wash. Co.	Beaverton	Portland	Tualatin	Lake Oswego	Gresham
\$5,000	\$35.38	\$128.49	\$35.58	\$63.72	\$37.83	\$31.10	\$60.32
\$10,000	\$57.88	\$184.30	\$59.95	\$117.12	\$60.26	\$83.49	\$112.97
\$25,000	\$108.50	\$351.74	\$127.45	\$215.94	\$126.85	\$124.58	\$210.08
\$50,000	\$192.88	\$571.43	\$239.95	\$380.64	\$211.67	\$193.05	\$371.93
\$100,000	\$349.13	\$856.43	\$458.70	\$710.28	\$323.80	\$514.80	\$695.63

### **Total Fees**

Valuation	Tigard	Wash. Co.	Beaverton	Portland	Tualatin	Lake Oswego	Gresham
\$5,000	\$176.88	\$263.74	\$177.88	\$169.92	\$96.03	\$125.35	\$153.12
\$10,000	\$289.38	\$378.30	\$299.75	\$312.32	\$152.96	\$336.49	\$286.77
\$25,000	\$542.50	\$721.99	\$637.25	\$575.84	\$322.01	\$502.08	\$533.28
\$50,000	\$964.38	\$1,172.93	\$1,199.75	\$1,015.04	\$537.32	\$778.05	\$944.13
\$100,000	\$1,745.63	\$1,757.93	\$2,293.50	\$1,894.08	\$821.95	\$2,074.80	\$1,765.83

Although the City's permit fees are in the upper end of the scale, the plan review fees are in the lower end. The total fees, permit plus plan review, are the key fees that contractors and developers will be looking at. As shown, the total fees for Tigard are lower than most with the exception of the City of Tualatin. Staff believes these fees are comparable to other jurisdictions that provide the same level of service.

### **Public Outreach**

Staff notified the Building Codes Division of the City's proposed fee increase. They will mail this notification to all persons on their Interested Party list. Staff is in the process of providing further notification to mechanical contractors and firms that perform work in the City of Tigard. An open house has been scheduled to answer questions and address any concerns prior to the City Council Meeting on June 24<sup>th</sup>. The scheduled date for the open house is 6:30 PM in Town Hall on Wednesday, June 18, 2003.

c. Jim Hendryx